

PLANNING COMMISSION AGENDA

February 10, 2014

6:00 P.M CITY HALL

I. ANNOUNCEMENTS:

II. MINUTES:

Approval of the January 10, 2014 Pre-Planning Commission Meeting
Approval of the January 13, 2014 Planning Commission Meeting Minutes
Approval of the January 24, 2014 Planning Commission Workshop Minutes
Approval of the February 7, 2014 Pre-Planning Commission Minutes

III. PUBLIC HEARING-SWEARING IN:

"Do you solemnly swear or affirm that the responses given and statements made in this hearing before the Planning Commission will be the whole truth and nothing but the truth." If so, answer "I do".

IV. PUBLIC HEARING-CONSENT ITEMS:

(All matters included under the Consent Agenda are considered to be routine by the Planning Commission. They will be enacted by one motion in the form listed below, without separate discussion of each item, unless any person present – Planning Commissioner, Planning Staff or citizen -- requests an item or items to be removed from the Consent Agenda. Any item removed from the Consent Agenda will be considered separately at the end of the Consent Agenda. If you would like any of the items below considered separately, please say so when the Planning Commission Chairman announces the Consent Agenda.)

~NONE~

V. MISCELLANEOUS

Planning Commission Officer Elections

VI. OLD BUSINESS:

A. PC13-279MU, Master Plan, Crumland

The Applicant is requesting master plan approval for the Crum Property located on the west side of US Route 15. The master plan proposes 1,200 dwelling units and 1.3 million square feet of nonresidential space.

The Applicant is also requesting modifications to Section 417 of the Land Management Code (LMC) entitled, *Mixed Use Districts (MU-1 and MU-2)*, Section 606, *Lots and Blocks*, Section 607, *Parking and Loading Standards*, and Section 611, *Street Improvement Standards*.
(NAC 3)(Mark)

VII. NEW BUSINESS:

B. PC13-935PCM, Fence Modification, 200 E 2nd Street- The Visitation Academy

The Applicant is requesting approval of a modification in accordance with Section 821 of the Land Management Code (LMC) entitled, *Fences, Walls, and Hedges*, in order to construct an 8' tall fence abutting a residentially zoned property. (NAC 11)(Marsh)

C. PC13-812FSI, Final Site Plan, Tuscarora Creek Section 5, Townhouses

The Applicant is requesting final site plan approval for Section 5 of the Planned Neighborhood Development (PND) which contains 115 townhouse lots and three open space parcels.
(NAC 3)(Love)

D. PC13-901FSI, Final Site Plan, Nicodemus Clubhouse

The Applicant is requesting final site plan approval for additions to the existing farmhouse and the construction of a pool and other amenities to serve the Planned Neighborhood Development (PND) community. (NAC 7)(Reppert)

E. PC13-899FSI, Final Site Plan, FMH Toll House Parking Lot

The Applicant is requesting final site plan approval for the construction of a 26 space, surface parking lot located at 800 and 802 Tollhouse Avenue.

The Applicant is also requesting a modification to Sections 605 and 607 of the Land Management Code (LMC) entitled *Landscaping Standards* and *Parking and Loading Standards*, respectively.
(NAC 7)(Mark)

F. PC13-897FSU, Final Subdivision Plat, Frederick Memorial Hospital, Inc. Addition to Frederick Memorial Hospital Inc.

The Applicant is requesting approval of a final subdivision plat for the purposes of combining the two lots identified as 800 and 802 Tollhouse Avenue into one lot. (NAC 7)(Mark)

G. PC13-814FSI, Final Site Plan , Rose Hill Plaza

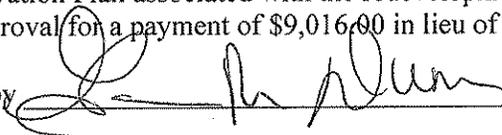
The Applicant is requesting final site plan approval for the redevelopment of Rose Hill Plaza to include two professional office buildings and an addition to one of the existing structures on site. The total maximum square footage of the project is 70,750 sf.

The Applicant is also requesting modifications to Sections 605 of the Land Management Code (LMC), entitled *Landscaping Standards*, and *Parking and Loading Standards*, respectively. (NAC 7)(Mark)

H. PC13-815FSCB, Combined Forest Stand Delineation and Preliminary Forest Conservation Plan, Rose Hill Plaza

The Applicant is requesting approval of a combined Forest Stand Delineation and Preliminary Forest Conservation Plan associated with the redevelopment of Rose Hill Plaza. The Applicant is requesting approval for a payment of \$9,016.00 in lieu of afforestation. (NAC 7)(Mark)

Approved for release by

 on 2/3/14

A complete and final agenda will be available for review prior to the meeting at the Planning Department located at 140 West Patrick Street and on the Internet at www.cityoffrederick.com. The meeting will be broadcast live on City Government Cable Channel 99 as well as streamed and archived on the City's website at www.cityoffrederick.com. For information regarding the agenda, minutes, or public meetings of the Planning Commission please contact Carreanne Eyer at (301) 600-6273. Individuals requiring special accommodations are requested to call 5 days prior to the meeting to make arrangements. The City of Frederick Government does not discriminate on the basis of race, color, national origin, sex, sexual orientation, religion, age, disability, marital status, veteran status or any other legally protected group in employment or in the provision of services.